

**WILLIAMSBURG PLANNING COMMISSION
MINUTES
WORK SESSION
Wednesday, November 2, 2005**

A work session of the Williamsburg Planning Commission was held on Thursday, November 2, 2005, at 4:00 p.m., in Conference Room 3A, Williamsburg Municipal Building, 401 Lafayette Street.

ATTENDANCE AND CALL TO ORDER

Present were Commissioners Young, Friend, Hertzler, McBeth, and Smith. Absent were Commissioners Pons and Rose. Also present was Zoning Administrator Murphy.

Mr. Young called the meeting to order at 4:10 p.m.

Design Review Guidelines

PCR #05-026: Revision of Chapter 21, Zoning, of the Williamsburg City Code, by revising Article IX, Architectural Review, to add three sub-areas to the Architectural Preservation District Map [Sec. 21-851]; to add the procedure for the adoption of the Design Review Guidelines [Sec. 21-853(h)]; and to delete the requirement that Planned Unit Developments approved prior to October 10, 1991, be required to have building designs approved by the Architectural Review Board.

PCR #05-027: Revision of Chapter 21, Zoning, of the Williamsburg City Code, by amending the Official Zoning Map, Architectural Review Districts, to revise the boundaries of the Architectural Preservation District (AP) and the Corridor Protection District (CP), and to establish three zones relating to design review guidelines in the AP District (AP-1, AP-2 and AP-3).

ARB #05-073: Revision of the Design Review Guidelines, which are used by the Architectural Review Board in reviewing requests for the erection, reconstruction, alteration, restoration, razing, demolition or moving of buildings, structures, signs and/or exterior architectural features in the Architectural Preservation (AP) and Corridor Protection (CP) Districts.

Ms. Murphy presented these requests and noted the following changes:

- Adding three sub-areas to the Architectural Preservation District Map.
- Adding procedures for the adoption of the Design Review Guidelines.
- Deleting the requirement that Planned Unit Developments approved prior to October 10, 1991 be required to have building designs approved by the Architectural Review Board.

- Amending the Official Zoning Map, Architectural Review Districts and Corridor Protection District by establishing three zones relating to the Architectural Preservation Districts (AP-1, AP-2 and AP-3).
- Changing the boundaries of the Corridor Protection District by removing Mooretown Road from the District, making a portion of Capitol Landing Road from the Colonial Parkway to Brandywyne Corridor Protection District instead of Architectural Preservation District, making Penniman Road delineate the boundary between the Architectural Preservation District and Corridor Protection District, changing South Henry Street and from one lot south of Mimosa Drive to Corridor Protection District instead of Architectural Preservation District, changing the Corridor Protection District along Route 199 for Holly Hills Carriage Homes and Holly Hills Subdivision to make the district one building lot deep since these areas have developed since original adoption of the original map.
- Changing the Design Review Guidelines based on the principle that the most restrictive guidelines should be adjacent to the Colonial Williamsburg Historic Area, the old campus of the College of William and Mary and the National Register of Historic Districts of Pollard Park and Chandler Court.
- Adding a section on gasoline canopies.

Ms. Murphy reviewed the differences between the AP-1, AP-2 and AP-3 zones, and pointed out that the List of Locally Significant Architecture and Areas has been replaced with a list of historic structures and areas on the National Register of Historic Places and potential National Register individual nominations and historic districts based on the Reconnaissance Architectural Survey Report (1992). She noted that a separate inventory of buildings 50 years old or older is also included.

Mr. Hertzler said that the following issues have been raised during review of the Design Review Guidelines:

- Whether or not property on the south side of Route 199 at Jamestown Road should be located in the Corridor Protection District since it is not geographically located adjacent to the City.
- Whether or not four lots on Mimosa Drive should be added to the Architectural Preservation District, and whether their inclusion radically affects the owner's ability to use their property.
- Whether or not previously approved Planned Unit Developments should be removed from review by the Architectural Review Board, based on comments from Homeowners Associations who want to remain under this review.

Ms. McBeth requested the list of buildings 50 years old or older be alphabetized by street name instead of by neighborhoods and that it be verified that all buildings on the list that are 50 years old or older.

Mr. Young requested the graphic for building siding on page 7 and 9 be updated to reflect the guideline. He also asked if the requirement that allows an applicant to use

existing materials for small additions not to exceed 20% of the total wall area is acceptable, especially for larger buildings.

OPEN FORUM

Larry McCardle, 910 South Henry Street, agreed with Mr. Hertzler's assessment of the intersection of Route 199 and Jamestown Road stating this area is isolated from the rest of the City, most individuals don't know where the boundary is between James City County and the City, and that it makes more sense for the Corridor Protection District to end at the intersection. He recommended that Planning Commission give this area more consideration.

Hugh Williams, 5 The Palisades, and Architectural Review Board Chairman, noted that two objectives of the Corridor Protection District were high quality of architectural design and building maintenance. He said that he was concerned with rewarding the lack of maintenance by allowing the use of vinyl siding in the Corridor Protection District.

Flora Adams, 715 Goodwin Street, noted a corridor enhancement group has been formed to beautify entrance corridors for the upcoming Jamestown 2007 celebration.

Larry McCardle asked what is the objection to vinyl siding in commercial corridors?

Mr. Hertzler said that because it is machine made with a consistent color and texture, vinyl siding has a more monotone appearance than wood siding, which has a natural variation in texture.

Mr. Williams noted there is no standard for installers of vinyl siding and that the quality of sheathing that vinyl is applied to is very important.

Mr. Young said that over time, while there have been various product improvements, in the entrance corridors, there have been more examples of vinyl siding being a negative instead of a positive, especially if it was not installed and maintained properly. He emphasized that the City wants an appropriate appearance for its entrance corridors.

The meeting was adjourned at 5:35 p.m.

Jesse Young, Chairman
Williamsburg Planning Commission